031.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,500 / 895,500
					USE VALUE:	895,500 / 895,500
					ASSESSED:	895,500 / 895,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	54 FOSTER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	51 MELCHER STREET
Street 2:	1ST FLOOR
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02210 Type:

PREVIOUS OWNER

Owner 1:	CASSATA ANTHONY G -
Owner 2:	-
Street 1:	24 MYSTIC VALLEY PARKWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2414 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	440,700		454,800	895,500
Total Card	0.114	440,700		454,800	895,500
Total Parcel	0.114	440,700		454,800	895,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.96 | /Parcel: 370.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	22166
GIS Ref	
GIS Ref	
Insp Date	09/15/17

!2641!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,800	0	4,950.	454,800	895,600	895,600	Year End Roll	12/18/2019
2019	104	FV	344,300	0	4,950.	483,200	827,500	827,500	Year End Roll	1/3/2019
2018	104	FV	344,300	0	4,950.	352,500	696,800	696,800	Year End Roll	12/20/2017
2017	104	FV	323,500	0	4,950.	307,000	630,500	630,500	Year End Roll	1/3/2017
2016	104	FV	323,500	0	4,950.	261,500	585,000	585,000	Year End	1/4/2016
2015	104	FV	289,300	0	4,950.	255,800	545,100	545,100	Year End Roll	12/11/2014
2014	104	FV	289,300	0	4,950.	210,300	499,600	499,600	Year End Roll	12/16/2013
2013	104	FV	300,600	0	4,950.	200,100	500,700	500,700		12/13/2012

PRINT

Date	Time
12/10/20	18:00:42

LAST REV

Date	Time
10/29/20	08:51:23
danam	
2641	

USER DEFINED

Prior Id # 1:	22166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASSATA ANTHONY	74850-413	1	6/9/2020		1,005,000	No	No		
CASSATA ANTHONY	66488-262		12/7/2015	Family	350,000	No	No		Anthony Cassata dod 4/14/2015
CASSATA ANTHONY	65928-596		8/18/2015	Convenience	1	No	No		
CASSATA ANTHONY	55831-339		11/16/2010	Convenience	1	No	No		
	12850-192		8/26/1975		49,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	923	Addition	405,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
9/15/2017	MEAS&NOTICE	HS	Hanne S
4/18/2009	Meas/Inspect	372	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08496273
Const Adj.:	0.98980200
Adj $ / SQ:	182.563
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638736
Depreciation:	198008
Depreciated Total:	440728

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

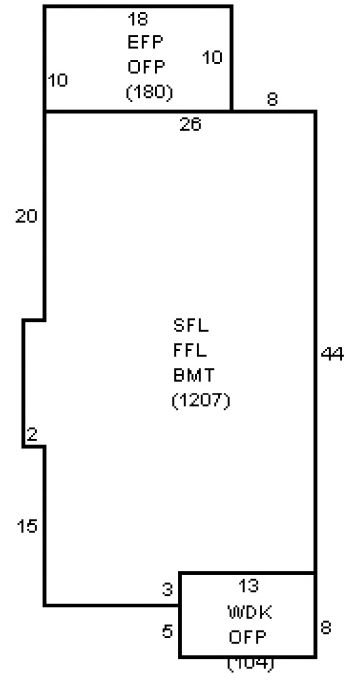
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.56
Special Features:	0	Val/Su Net:	105.20
Final Total:	440700	Val/Su SzAd	182.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,207	54.770	66,106
FFL	First Floor	1,207	182.560	220,353
SFL	Second Floor	1,207	182.560	220,353
OFP	Open Porch	284	22.080	6,271
EFP	Enclos Porch	180	41.920	7,545
WDK	Deck	104	15.460	1,607

Net Sketched Area:	4,189			Total:	522,235
Size Ad	2414	Gross Are	4189	FinArea	2414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	